the beginning of their said trust collected sums of money as rental aggregating \$8,969.82, and have expended sums of money for taxes, repairs and other items mecessary in the execution of their said trust in the sum of \$3.746.70, and have retained the usual commissions allowed to Trustees in amount \$594.08 and have remaining in their hands as said Trustees the sum of \$1500.00.on deposit bearing 4% interest, in The Frederick-Town Savings Institution, and have as investments United States Liberty Loan Bonds, aggregating \$3150.00, all as of the date November 1st, in the year 1923. That, all of the real estate, the title to which is in the hands of your Petitioners, Abram 2nd. Kemp Keefer and Jacob Rohrback, as said Trustees, is fully set forth on paragraph 5, of the Bill of Complaint filed in this case and described in "Exhibits B,C and D", and was duly appraised by the legally appointed appriaisers of the estate of said Margaret E.S. Hood as of the then value of \$12.500. as will appear by reference to the sixth paragraph of said Bill of Complaint. That, under the terms of the said last Will an Margaret E.S. Hood, "Exhibit A", said Trustees, 3rd. Abram Kemp Keefer and Jacob Rohrback, now hold same real estate "for the purpose of conveying by a good and sufficient Deed to be executed in conformity with Law- all of said real estate unto Samuel G. Duvall, Jacob Pohrback, and any successor fully appointed of Peverend Edmund R. Eschbach, deceased or unto their duly appointed Buccessors, as the Trustees under the terms of the last Will and Testament of Mrs. Margaret C. Artz, late of Chicago, State of Illinois, deceased, to receive the remainder of her estate after the death of her daughter Victorine T. Artz. for the purpose of founding and maintaining a public Library at Frederick, Maryland, to be called and known as "The C. Burr Artz Library"-all of said real estate to be held by said Library Trustees or their successors as said Trustees as a location and site for the building and maintenance of said proposed "The C. Rurr Artz Public Library," or, in the entire discretion of said Library Trustees and their successors to be sold by said Library Trustees for the purpose of applying and using the proceeds of said sale for the purchase of another location in their judgment more suitable for the site af said Library bud ding or buildings, or in the maintenance of said "The C. Burr Artz Public Library", if the said Library huilding be then located on another site or location by said Trustees out of the funds in their hands from the estate of said Mrs. Margaret C. Artz, -all of said real estate as above devised unto the said Abram Kemp Keefer and Jacob Rohrback as Trustees to be held by them. however, and no conveyance thereof by them to be made unto said Library Trustees until and when said trust estate of the said Mrs. Margaret C. Artz in remainder after the death of her daughter Victorine T.Artz, life tenant, will be actually paid over and delivered to and actually reach the hands of the Library Trustees, or their successors duly appointed, and said Library Trustees, or their successors, will be duly appointed, as such to receive said real estate, and not before and in no other event shall said real estate vest in them, - and in the event the said estate in remain der of the said Mrs. Margaret C. Artz will not come into the hands of said Library Trustees, and the said "The C. Burr Artz Public Library" will not for that, or any reason be established in Frederick City, Maryland, I devise all of said Real Estate unto "The Womans College of Frederick, Maryland", a corporation located at Frederick, Maryland, as its property and estate, and in event I direct said Abram Kemp Keefer and Jacob Pohrback, Trustees, to execute and deliver unto said "The Womans College of Frederick, Maryland," a Deed granting and conveying unto it all of said real estate". That the authority powers and duties of said Samuel G. Duvall and Jacob Rohrback, and the 4th. "successors duly appointed of Reverend Edmund R. Eschbach, deceased", as said Trustees are set forth and described in the last Will and Testament of Margaret C.Artz, widow of late C.Burr Artz, of the City of Chicago, in the county of Cook, and State of Illinois and Codicil thereto, copies of which are herewith filed as parts hereof and marked "Exhibit M.C.A.No.1" and "Exhibit M.C.A.No.2". That under the terms of the said last Will of said Margaret C. Artz, "Exhibit M. C. A. No. 1". 5th. she provides in Item 5, as follows. "In the event of my said daughter Victorine T. Artz dying single and unmarried and without leaving child or children, or the descendants of any deceased child or ohildren her surviving, then al : of such property both real and personal in whatever form it may